JUDGE
ESTATE AGENTS

24 WALLIS CLOSE, THURCASTON LE7 7JS

£100,000
LEASEHOLD

0116 236 7000

sales@judgeestateagents.co.uk

judgeestateagents.co.uk

13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ





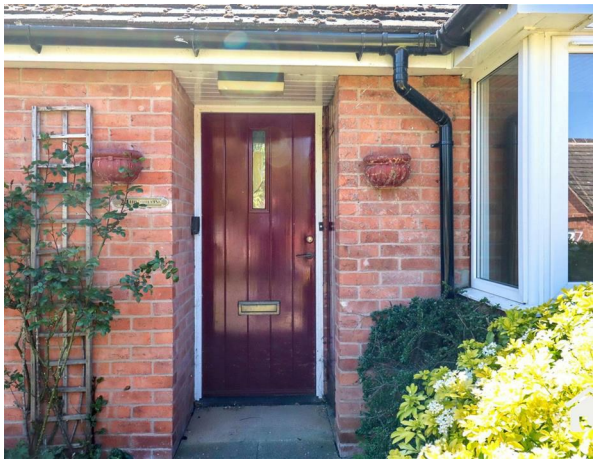
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JUDGE ESTATE AGENTS ARE HAPPY TO OFFER TO THE MARKET THIS TWO BEDROOM END TERRACED OVER 60'S RETIREMENT BUNGALOW WITH NO UPWARD CHAIN WITHIN THE HUNTERS GREEN DEVELOPMENT IN THURCASTON. THERE IS A SCHEME MANAGER WHO IS ON SITE MONDAY TO FRIDAY 9AM TO 1PM EXCLUDING BANK HOLIDAYS AND ALL THE BUNGALOWS ARE EQUIPPED WITH AN EMERGENCY CORD WHICH CALLS THROUGH TO A REMOTE NATIONAL CALL CENTRE FOR THAT ADDED REASSURANCE.

THE ACCOMMODATION IS IN NEED OF A FULL RENOVATION AN BRIEFLY COMPRISIES AN ENTRANCE HALL, LIVING ROOM, KITCHEN, TWO







Lease information:
• Tenure Type: Leasehold
• Lease Term: Lease granted on 5th November 1993 for a term of 125 years.
• Qualifying Age: 55 Years or over.
• Service Charge: £255.55pcm

Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Amplius.

ENTRANCE HALL
There is a radiator, built in cupboard, loft access and doors that lead to:

LIVING ROOM 13'9 x 12'5
Benefiting from patio doors, radiator, power points and a door that leads to:

KITCHEN 10'2 x 7'4
Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, pantry, window to the rear aspect, radiator and power points.

BEDROOM 12'9 x 9'4
Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes.

BEDROOM 7'4 - 6'7 x 6'9
Having a window to the front aspect, radiator, power points and fitted wardrobes.

BATHROOM
Comprising a low level WC, wash hand basin, Bath, complimentary tiling, heated towel rail and an airing cupboard.

COMMUNAL GARDENS
The development appreciates beautifully maintained communal gardens with seating areas, pathways and a good number of shrubs, plants and trees.

PARKING
There is a communal parking area within the development.

COMMUNAL LOUNGE
Vendors have access to a communal lounge with fantastic space to socialise as well as laundry facilities, along with a variety of organised social activities.

THURCASTON VILLAGE
Thurcaston village offers a host of local amenities and is positioned within close proximity to Charnwood Forest, allowing easy access to Bradgate Park, Cropston reservoir and all of the local areas well thought of eateries, pubs and walks. Schooling options include a village primary school, and there are a host of secondary options including the Loughborough Endowed schools, Leicester Grammar and The Dixie all within a sensible commute. Thurcaston also offers excellent road and rail networks via easy access to Leicester and Loughborough.

VIEWINGS
We always like any potential purchaser to follow our four steps

1) Read property description

2) Look at Floorplan

3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. Buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. current utility bill, bank statement etc). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





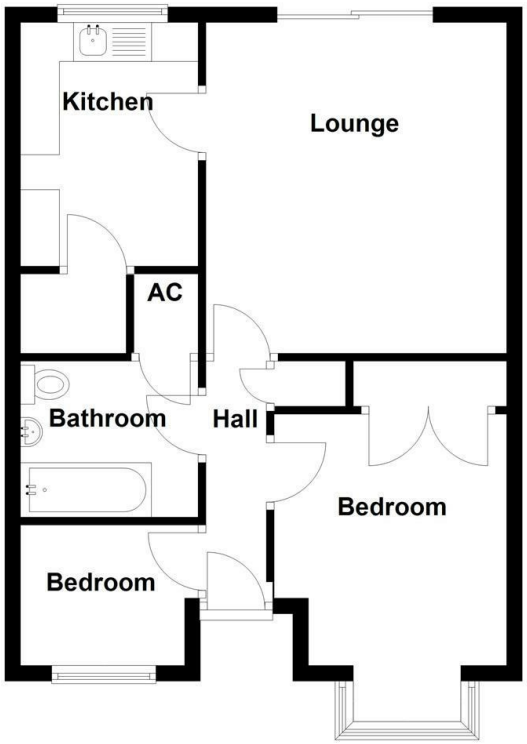
LOCATION



MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only. This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

Ground Floor



VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
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2. **Look at floorplan**
3. **Watch our virtual viewing video**
4. **Please provide and assist proof of affordability**

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LET'S TALK

0116 236 7000 judgeestateagents.co.uk sales@judgeestateagents.co.uk 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

All properties are listed on Rightmove, Zoopla & our website.

ZOOPLA rightmove

TERMS & CONDITIONS

Money laundering
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

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5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.